

GP-1-2009

West Valley City

Hunter Town Center Small Area Plan and General Plan Supporting Changes

City staff is requesting an amendment to the City's General Plan to adopt the Hunter Town Center Small Area Plan and supporting changes to the General Plan. The current General Plan includes the following actions:

- Identify small areas to begin preparing specific plans to provide more detail for orderly growth and appropriate development. Areas that may be aided by such small area master plans include Chesterfield, transit station areas, as well as the Redwood Road, 5600 West and 3500 South corridors. These master plans should complement the General Plan while providing greater land use detail and urban design criteria to guide the adoption of zoning that will help the particular area to achieve anticipated or desired changes.
- Develop small area plans as time and resources permit for specific corridors or other areas in the City where specific design standards are desired.

To begin the implementation of these recommended actions, staff began working with the Planning Center, a planning consulting firm, in the later part of 2008 to develop a small area plan for the area around the intersection of 5600 West and 3500 South. During the planning process, this area was named Hunter Town Center. The Planning Center was paid by UDOT, as UDOT has an interest in promoting transit-oriented development (TOD) along 5600 West due to the planned bus rapid transit (BRT) along 5600 West and 3500 South.

There are essentially three recommended changes to the General Plan as part of this application. The first is to adopt the Hunter Town Center Small Area Plan. The second is to amend the text of the current General Plan to reference and integrate with the Hunter Town Center Small Area Plan. The third change is to amend the current General Plan map to reference and integrate with the Hunter Town Center Small Area Plan Map. Each of these three changes is discussed below.

Hunter Town Center Small Area Plan

The Hunter Town Center Small Area Plan, which was handed out during the Study Session, was prepared primarily by the Planning Center with several revisions made by staff. The Plan is divided into two sections: Plan Elements and Plan Development. At the request of residents, the Plan Elements section, which contains the Plan Map and design guidelines, was put at the beginning of the document. This section is the meat of the Plan in that it provides the recommended land uses and design guidelines. The Plan Development section provides important background information and research that led to the recommendations in the first section. If adopted, this Plan would function like the City Center Vision and become part of the General Plan under a separate cover.

Amendments to the Text of the Current General Plan

The current General Plan calls for a mix of uses at this location due to the planned Mountain View Corridor interchange at approximately 5800 West and 3500 South and BRT planned along both 3500 South and 5600 West. More specifically, the Plan includes the following land use recommendations for the following sections along 5600 West:

- Parkway Boulevard to 3500 South: Maintain and enhance existing commercial frontage along 5600 West. Because of good access to highways and public transit, commercial development near 5600 West and 3500 South and the proposed interchange should eventually transition into a mixed use format, including medium- to high-density residential.
- 3500 South intersection: Mixed use development, including transit-oriented retail commercial and high density residential, at the 3500 South interchange.
- 3600 South to 3855 South. In order to allow 5600 West to transition single family residential without undermining the character of nearby neighborhoods, a residential office mixed use zone will be established along 5600 West between 3600 South and 3855 South on the west side of the street, and from 3640 South to 3800 South on the east side of the street. This zone will include office and medium density residential, but will exclude retail commercial. Where possible, a street should separate the residential office mixed use zone from the single family residential behind it.

In light of the Hunter Town Center Small Area Plan, staff is recommending that the text of the General Plan be changed to:

- Parkway Boulevard to 3260 South: Maintain and enhance existing commercial frontage along 5600 West. General commercial land uses are recommended.
- 3260 South to 3700 South: With the exception of low density residential areas indicated on the General Plan Map, this area is addressed in the Hunter Town Center Small Area Plan.
- 3670 South to 3855 South. In order to allow 5600 West to transition single family residential without undermining the character of nearby neighborhoods, a residential office mixed use zone will be established along 5600 West between 3670 South and 3855 South on the west side of the street, and from 3670 South to 3800 South on the east side of the street. This zone will include office and medium density residential, but will exclude retail commercial. Where possible, a street should separate the residential office mixed use zone from the single family residential behind it.

Amendments to the Current General Plan Map

Attached to this report is a map entitled “Current General Plan Map” that shows the existing land use recommendations for this area. Following this map is another map entitled “Proposed General Plan Map”, which outlines the proposed General Plan map changes. The following list of proposed map changes corresponds to the numbers found on the Proposed General Plan Map.

1. Extend 3770 South east to 5600 West
2. Realign 5650 West to connect to 5600 West
3. Shift connector street between 5600 West and 5450 West slightly south (approximately 3680 South)
4. Reducing the amount of residential office, which allows medium density residential and office use, on the west side of 5600 West

5. Reducing the amount of mixed use on the south side of 3500 South
6. Show extents of Hunter Town Center Plan Map

Staff Alternatives:

1. Approval of the Hunter Town Center Small Area Plan and supporting General Plan amendments as submitted.
2. Approval of the Hunter Town Center Small Area Plan and supporting General Plan amendments subject to revisions as determined in the public hearing.
3. Continuance, for reasons determined at the public hearing.

<u>Applicant:</u> West Valley City	<u>Opposed:</u> JoNelle Evans 3750 S. 5450 W.	<u>Opposed:</u> Julene Fisher 3760 S 5450 W	<u>Opposed:</u> Carmela Hurl 5454 W 3612 S
<u>Opposed:</u> Lezli Anderson 3580 S 5450 W	<u>Opposed:</u> Rowlin Evans 3790 S 5450 W	<u>Opposed:</u> Becky Harwood 3677 S 5450 W	<u>Opposed:</u> Ray Buckner 3650 S 5600 W
<u>Opposed:</u> Aleece Winters 5585 W Kathleen	<u>Opposed:</u> Michael Breez 3561 S 5450 W	<u>Neutral:</u> Gary White 3500 S 5600 W	<u>Neutral:</u> Shauna Mills

Discussion: Steve Pastorik presented the application. He stated that Dave and Julene Fisher have submitted a petition to request that 5450 West not be connected by a street to 5600 West. He indicated that this street is somewhat rural with no curb and gutter and the residents are concerned with a significant increase of traffic to their neighborhood. Steve explained that staff's intention with this street proposal was to enable a way for the residents to get to 5600 West without having to go further south first and to easily access the Hunter Town Center. He stated that staff would still like access to be possible and would suggest a pedestrian pathway in the place of a road. Steve clarified that this plan is looking toward the future of the City and this is simply what the City would like to see this area moving toward within the next 20 years. Steve stated that the City is not planning on purchasing or condemning any property. He added that UDOT will eventually purchase property for the proposed Mountain View Corridor but that has nothing to do with this plan. Barbara Thomas indicated that people living on 5450 West will eventually be unable to turn left on 3500 South. Phil Conder clarified several points on the map. Steve stated that UTA and UDOT are planning to widen 3500 South sometime between now and 2015.

JoNelle Evans, a resident on 5450 West, stated that 33 people in her neighborhood have signed the petition against planning for a connecting street from 5600 West to 5450 West. She stated that most people will use this road as a shortcut to avoid the light and traffic at 3500 south and 5600 west. Jack Matheson asked if Ms. Evans is opposed to having a pedestrian access instead of the road. Ms. Evans replied that she would not be opposed to

that. Terri Mills asked if she would be opposed to a one way road. Ms. Evan replied that she would still be opposed to this. Commissioner Mills stated that the area will change and asked if Ms. Evans can see a need for a road at some point in the future. Ms. Evans replied that she doesn't believe there will be a need for a road at this location in the foreseeable future.

Julene Fisher, a resident on 5450 West, stated that she was able to gather all signatures on the submitted petitions within a couple hours. She stated that she would have collected more had the weather cooperated. Ms. Fisher stated that her neighbors do not want more traffic on their street. She indicated that if there is an accident on 5600 West and 3500 South many people try to divert it by turning down their street. She stated that 5450 West is very long and straight and people speed down it, creating a safety hazard to children in the area. Ms. Fisher stated that her neighborhood is one of the few semi-rural areas left in the City. She indicated that there are big gardens, animals, and open spaces and that is how the residents living there prefer it. Ms. Fisher stated that having a connection to 5600 West may be useful in 50 or 60 years but not until then. She acknowledged that she is aware times are changing but stated that she feels this change will not be progress.

Carmela Hurl, a resident on 5450 West, stated that she is in agreement in opposing the proposed street from 5600 West to 5450 West. She indicated that the street is unwanted and creates many safety concerns.

Lezli Anderson, a resident on 5450 West, stated that she has three children and is concerned with increased traffic in her neighborhood. She stated that she would not be opposed to a pedestrian walkway but would like to ensure that it be adequately lighted. Harold Woodruff agreed that the pathway would need to meet all safety standards. Steve added that lighting and other safety tools could be addressed in the language of the text document.

Rowlin Evans, a resident on 5450 West, questioned why his neighborhood was not given the opportunity to provide input to City staff. He stated that there has been no involvement with local residents. Steve replied that staff sent out notifications to all residents in the colored areas on the map. As the meetings progressed, the notification areas expanded as well. He stated that staff learned that more and more people were interested at every meeting that was held.

Becky Harwood, a resident on 5450 West, stated that the street is a beautiful lane that captures the heart of Hunter with large trees and open streets. She stated that she visited Boston with her husband and found an old neighborhood centered around a very large, beautiful tree that managed to capture the beauty of the City. She stated that there is resident appreciation of holding the values of a community and preserving the beauty of an area.

Ray Buckner, a resident, clarified the three different proposed streets that will connect to 5600 West.

Aleece Winters, a resident on 5450 West, stated these homes are not likely to be turned over. She indicated that most residents have lived in this neighborhood for several generations and if the properties are sold, they are not sold to just anybody. She stated that this street is largely based on family. Many people are related and many people have been living in the area for a very long time.

Michael Breez, a resident on 5450 West, stated that he has grown up in this area his entire life and has invested a lot into his property. He stated he likes that the City is bringing back the name Hunter to the community. He stated that he opposes the road from 5600 West to 5450 south for reasons that everyone has stated. He added that he knows progress is inevitable but this community does not believe a road will be progress in the right direction. Mr. Breez stated that he is disappointed that this is the first letter of notification he has received.

Gary White, a business owner in the area, stated that he represents the corner on 3500 South and 5600 West that has the Blockbuster, 7-11, and Radio Shack businesses. He stated that he hasn't received any notification prior to this hearing. Mr. White indicated that he is concerned for the future of his businesses with all the proposed changes and road widening to the area. He stated that he hopes serious consideration goes into some of the potential negative impacts for these businesses. Steve replied that existing businesses are still able to stay as long they choose. He stated that any road widening concerns would be discussed with UDOT and UTA.

Shauna Mills, a resident of the area, stated that she would like to thank Steve Pastorik and John Janson for working with the residents in her neighborhood. She stated that City staff has listened to the concerns of the residents and have modified the plan to reflect their ideas. She added that she feels the issue of a road from 5600 West to 5450 West can be worked out and resolved for both the City and the residents.

Barbara Thomas stated that she sees how residents would be concerned with the addition of this road but she does see how it would be valuable in the future so that residents won't have to go out of their way to get to 5600 West or to turn left on 3500 South. She stated that she feels a walkway may be better than having a road but added that she feels it still needs additional discussion. Jack Matheson stated that he agrees a pedestrian access might be better but added that he doesn't feel now is the time to talk about it. He stated that this could be addressed in the future if the Hunter Town Center gets developed and turns out to be a nice area that the residents on 5450 West would like to connect to. Phil Conder stated that he agreed with Commissioner Matheson. He stated that he feels a developer could look at this option later down the line if they choose to and the residents could request access at that point as well. Commissioner Thomas stated that she feels it's important to include a walkway in this plan because it is an important access for these residents. Commissioner Matheson stated that pathways are not part of the General Plan, roads are part of the General Plan. Steve indicated that if this plan is adopted the walkway would also become part of the General Plan. He added that putting it on the map and in the text would simply preserve the area for the possibility of a future pedestrian access. Phil Conder pointed out that there is already a proposed pedestrian

access closer to 3500 South. Terri Mills stated that she can see how this area will be popular and feels that residents will want to get to the Hunter Town Center by foot or bicycle without taking a longer route. She stated that she feels it is essential to have a pedestrian walkway.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval of the Hunter Town Center Small Area Plan and supporting General Plan amendments subject to removing the connector street between 5600 West and 5450 West and not including any pedestrian access.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	No
Commissioner Thomas	No
Chairman Woodruff	Yes

Majority –GP-1-2009 – Approved